

**FOOD CORPORATION OF INDIA
REGIONAL OFFICE : HYDERABAD
REGION : ANDHRA PRADESH**

**FCI LAND @
NIZAMABAD
DISTRICT**

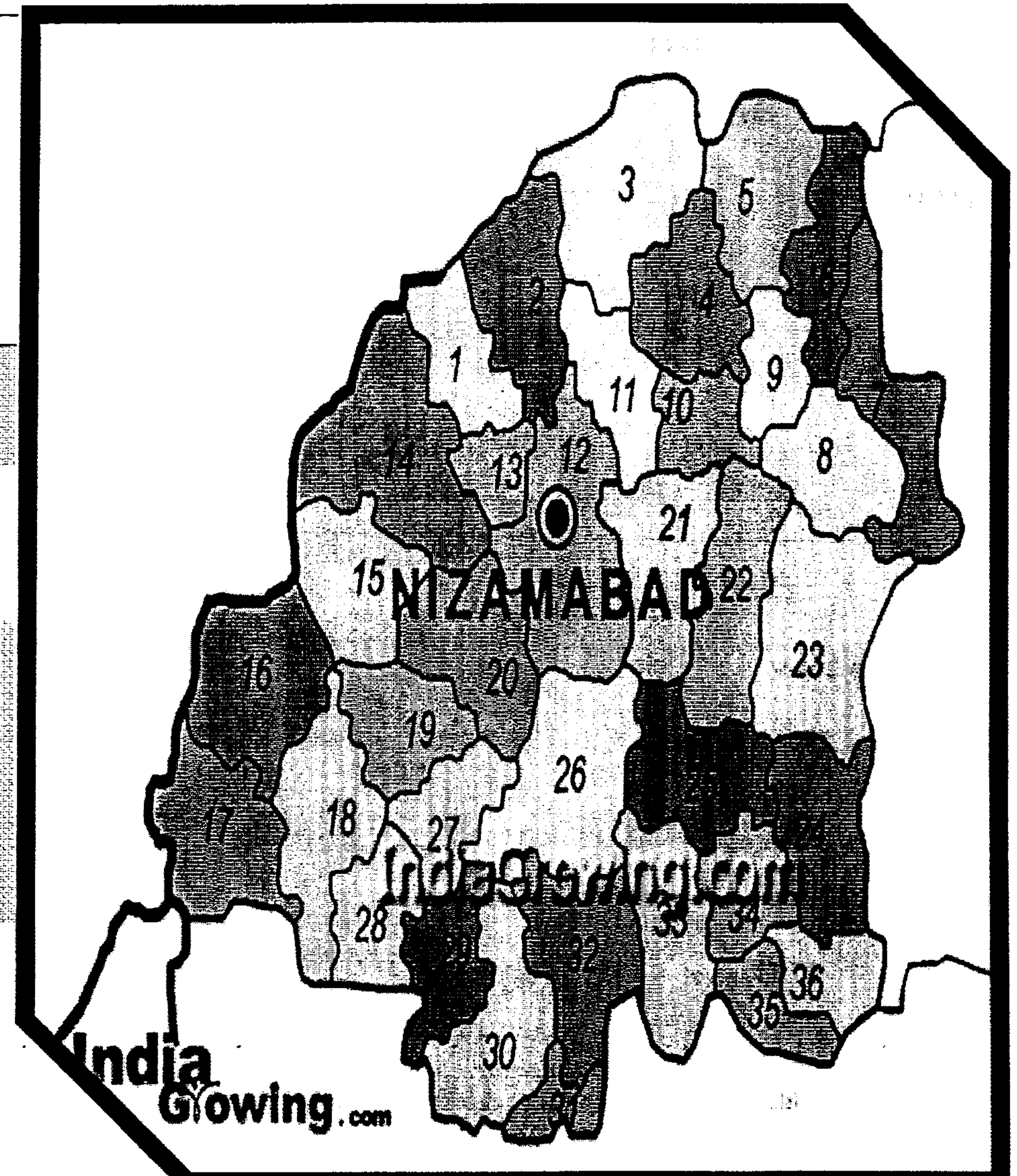
District Office

Total Area Owned **32.28 Acrs**

Acquired through Purchase / Lease / Award /

No. of Own Depot / (a) FSD Ditchpally
Its Area. / Acrs

Remark :



Sl.No.	9	
Name of the District Office	Nizamabad	
No. of Depots / Godowns	1	
Name of the Depots / Godowns		Remarks
1	FSD Ditchpally	

FOOD CORPORATION OF INDIA
Government of India
 Ministry of Consumer Affairs,
 Food & Public Distribution
 Department of Food & Public Distribution



Phone : 08462 234971
 Computer : 08462 243247
 Fax : 08462 234971
 Email : nizamap.fci@nic.in

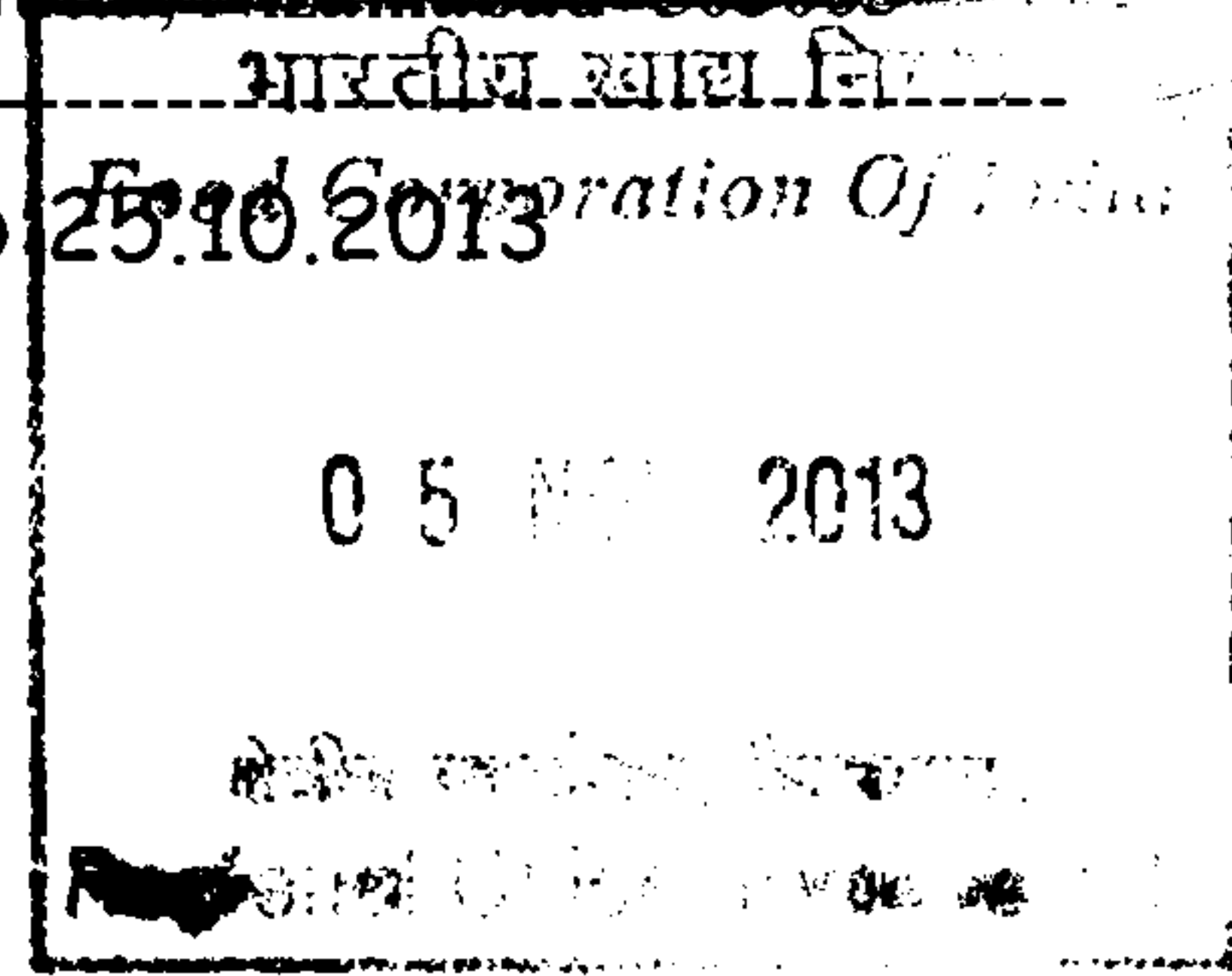
ISO 9001 : 2000 CERTIFIED

District Office : No.5-6-570/2/A, Swarna Complex, Yellamma Gutta, Nizamabad 503003

No. S&C 32/FSD DCP/CORREP/2013-14

DATED 25.10.2013

To
 The Revenue Divisional Office,
 O/o R.D.O. Nizamabad.



Sir,

Sub:- STG - Land Aquisition - Request for arranging Registration
 of FCI Property in respect of FSD, Dichpally- Reg.
 Ref:- Proceedings No.A5/3197/82 dt. 20.10.1984 of RDO,
 Nizamabad.

.oOo.

It is bring o kind notice that, the property under Survey number as follows and the total the area of 34.30 acres has per State Gazette and as per sub-divisional records is 35.10 acres has been awarded vide proceedings reference cited, Copies are enclosed for kind perusal.

Sy.No.	Classification	Areas as per DN & ID published in the State Gazette	Areas as per Sub-Division records.
357	Dry	01.16	03.32
359	..	14.24	13.10
360	..	00.13	00.10
362	..	00.36	00.38
363	..	08.05	05.30
424	..	04.35	06.31
425	..	01.23	01.15
426	..	02.38	03.03
361	..	---	00.01
	Total	34.30	35.10

Contd....2/-

/// 2 ///

In this regard it is intimated that our Head Office, New Delhi, has instructed to this office and our Regional Office, Hyderabad for furnishing of the copy of Registry / Conveyance Deed for their record.

It is therefore, requested to please arrange the property of the Food Corporation of India at Dichpalli be registered and the necessary procedural expenditure shall be borne by Food Corporation of India.

An, early action is highly solicited in this regard.

Yours faithfully


28-10-13
AREA MANAGER

Copy to:

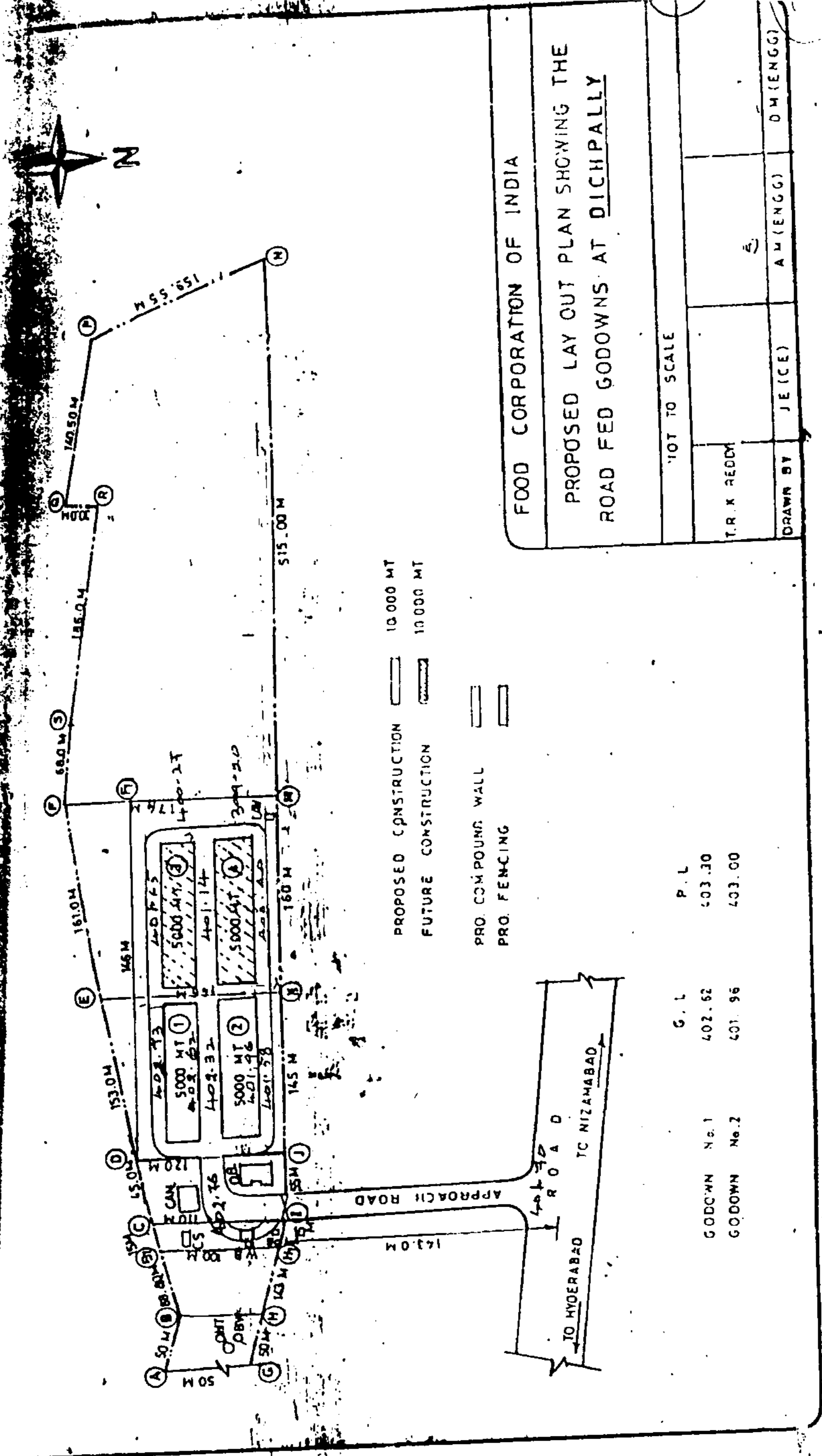
The General Manager®

FCI,RO,Hyderabad.....with reference to your letter No.

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-81.50
D. No. 144
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GOVERNMENT OF ANDHRA PRADESH/ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తులపై ఆరంభించిన భార పట్టికల పేర్లను

CARD

Visit us at: www.apgov.in/card

SRO/ఆర్.ఓ.ఓ.

Certificate No/సర్టిఫికేట్ నెంబర్: 379

Application No/అప్లికేషన్ నెంబర్: 02339/నెంబర్ - Date/తేదీ: 15-06-2022

Page/పేజీ: 1/1

49

Sri/Smt. **SRINIVAS RAO**
 Joint Manager, E&S
 Registration and Stamps

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property
 ఆరంభించిన భార పట్టికల పేర్లను గురించి సర్టిఫికేట్ ఇవ్వమని అప్లికేషన్ దాఖలు చేసిన ఆస్తుల పేర్లను కింద పేర్కొన్నట్లుగా

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property and that no such search the following acts and encumbrances affecting the said property from the date of Generation of EC: 15-06-2022 12:29:55 to 14-06-2022

No. 379
 ఆంధ్ర ప్రదేశ్ ప్రభుత్వం, రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ, విజయవాడ జిల్లా, విజయవాడ నగరం, ఆంధ్ర ప్రదేశ్

Sl No సంఖ్య (1)	Description of Property ఆస్తుల వివరాలు (2)	Date of Execution (Registration) అమలు చేయబడిన తేదీ (3)	(b) Nature & Value of Document ఆస్తుల స్వభావం మరియు విలువ (4)	Names of Parties / Executants (Ex) and Claimants (C) ఆస్తులకు సంబంధించిన వ్యక్తుల పేర్లు (5) (6)	Ref to Document Entry సర్టిఫికేట్ నెంబర్	
					Vol No / Page No వాల్యూమ్ నెంబర్ / పేజీ నెంబర్ (7) (8)	Document No / Year సర్టిఫికేట్ నెంబర్ / సంవత్సరం (9) (10)
NIL - EC						

OFFICE OF THE
 DIST. REGISTRAR &
 NIZAMABAD.



Joint Sub-Registrar, I
 NIZAMABAD.

I hereby certify that except the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.
 నేను ఇక్కడ సర్టిఫికేట్ చేస్తున్నాను ఆంధ్ర ప్రదేశ్ ప్రభుత్వం, రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ, విజయవాడ జిల్లా, విజయవాడ నగరం, ఆంధ్ర ప్రదేశ్
 Search made and certificate prepared by: **SRINIVAS RAO**
 Search verified and certificate examined by: **SRINIVAS RAO**
 OFFICE: **NIZAMABAD**
 Signature of Registrar/Office

Sta. No.	Latitude	Longitude	Registered Dec- ument No. Date	Primary cont- siderable.	Area, sq acres.
1. 452/A	1-07Y2	Begeyut	264. dt: 17.2.79	5,000.00	4,210.53
2. 426/A	6.06Y2	DRY	1334. dt: 17.5.79	2,000.00	1,553.34
3. 3-107.H.No. 145-35	-	-	1608 dt: 12.6.79	3,000.00	
St. Yard near Dichpalli Station.					
4. 177	20-15 1.20	DRY	1852. dt: 23.6.79	800.00	533.33
5. 273/A	1-10 0.28	SCW	1932 dt: 4.7.79	1,500.00	2,142.85
6. 168/A	0-36Y2	SCW	2460. dt: 22.8.79	2,500.00	2,597.40
7. 455	4.37 1.20	DRY	2956 dt: 2.11.79	500.00	333.33
8. 226/U	0.16 0.11Y2	DCW	3004. dt: 9.11.79	2,000.00	7,111.11
9. 12	5.00	DRY	3317 dt: 26.12.79	7,000.00	1,500.00
1980-81					
10. 300	3.15	DRY	69 dt: 11.1.80	3,800.00	
301	8.39				
11. 266/AA	1.00 0.32	DRY	535 dt: 73.80	400.00	500.00
12. 298	2.37 0.40	DRY	1139. dt: 24.4.80	5,000.00	5,000.00

Contd...5

1	2	3	4	5	6	7
13. 205	4.31	0.18/2	DRY	2735 dt: 17.7.80	2,000.00	4,324.30
14. 160/2	0.38/2	12.06	SOB	1421 dt: 14.5.80	2,500.00	2,597.40
246	1.10		DRY	1584 dt: 23.5.80	1,000.00	800.00
15. Plot No. 200.00 S. Yrds.				2323 dt: 23.6.80	1,000.000	—
16. 292	11.14	4.36	DRY	5098 dt: 5.12.80	-2,500.00	505.05
17. 9+	2.12		DRY	5167 dt: 12.12.80	1,500.00	833.33
18. 342	0.20		DRY	5219 dt: 19.12.80	-1,000.00	2,000.00
19. 168/33	0.21		SOB	5366 dt: 31.12.80	1,500.00	2,857.14
20. 211/..	1.31		DRY	770 dt: 1.4.80	-3,550.00	2,000.00
21. 337	12.11	5.17	DRY	168 dt: 24.1.81	11,987.50	3,500.00
22. 283	12.10	6.00	DRY	766 dt: 5.3.81	3,000.00	500.00
23. 283	12.10	6.10	DRY	767 dt: 5.3.81	4,000.00	6,400.00
24. 166/..	10.00	1.00	DRY	866 dt: 12.3.81	500.00	500.00
25. 361	7.38	2.00	DRY	1058 dt: 20.3.81	3,000.00	1,500.00
26. 362	9.22	3.36	DRY	1059 dt: 20.3.81	8,800.00	1,510.98

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1	2	3	4	5	6	7
27. 495	<u>2.00</u> 1.20	DRY	1129 dt: 24.3.81	2,000.00	1,333.33	
28. 495	<u>2.10</u> 3.30	"	1337 dt: 3.4.81	4,000.00	5,333.33	
29. 227/uu 226/..	<u>3.08</u> <u>0.15</u> 3/4 <u>0.06</u>	" DCW	1389 dt: 7.4.81	2,000.00	5,333.33	
227/uu	<u>0.01</u> 0.01	DCW				
30. 227/uuu 227/uu	<u>0.08</u> <u>0.08</u>	DRY "	1390 dt: 7.4.81	2,000.00	5,333.33	
31. 379	<u>0.05</u> <u>0.07</u> <u>2.25</u> 1.22	" "	1500 dt: 16.4.81	1,000.00	645.16	
32. 452/..a	1.07Y2	bedeyat	1456 dt: 10.4.81	500.00	421.05	
33. 180A	1.00	DRY	1620 dt: 20.4.81	3,000.00	3,000.00	
34. C.T. Roof house with spa e no. 6/64	206.84 Yards.		1661 dt: 21.4.81	3,000.00		
35. 203	<u>3.04</u> <u>0.031Y2</u>	DCW	1994 dt: 6.5.81	3,000.00	3,809.52	
36. 203	<u>3.04</u> <u>0.03</u>	DCW	1995 dt: 6.5.81	5,000.00	6,060.60	
37. 203	<u>3.04</u> <u>0.031Y2</u>	"	1996 dt: 6.5.81	3,000.00	3,934.42	

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1	2	3	4	5	6	7	
36.	250/a	2.22	100	2953	dt: 12-7-01	1500.00	505.25
38.	250/50a	2.04	"	4920	dt: 24-9-81	-	-
39.	342	1.06	"	4940	dt: 12-10-01	1000.00	5000.00
40.	342	13.12	"	4941	dt: 12-10-81	1000.00	6000.00
41.	342	8.05	"	4943	dt: 12-10-81	1000.00	8000.00
42.	342	13.12	"	4942	dt: 12-10-81	1000.00	8000.00
43.	342	0.05	"	4978	dt: 10-10-81	2000.00	-
44.	Plot No. 2853	111.11	"	5204	dt: 19-11-81	5000.00	4875.04
45.	457/a	1.16	SCM	5216	dt: 20-11-81	4000.00	666.56
46.	283	6.00	DMY	4217	dt: 20-11-81	4000.00	666.66
47.	283	6.00	"	5244	dt: 25-11-81	8000.00	15842.10
48.	360	9.00	"	5409	dt: 9-12-81	5000.00	-
49.	2.30 H.No.	291.00	SQ. Yard	5481	dt: 16-12-81	2000.00	-
50.	Plot No. 2-98	-888	Sq. Yard	558	dt: 26-2-83	3000.00	6000.00
51.	203	3.04	DCM	559	dt: 26-2-82	1000.00	1428.57
	246	3.00	DMY	629	dt: 3-3-82	2000.00	5517.24
52.	241/a	1.10	"	629	dt: 3-3-82	2000.00	8142.85
53.	168/a	0.28	"				
54.	168/a	0.12	"				

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-1-	-2-	-3-	-4-	-5-	-6-	-7-
55. 1100 20.	89,222 Sq. Ft. Dry			273 dt: 10.2.82	9000-00	
56. 530	$\frac{2.16}{0.23/4}$ Dry			691 dt: 6.3.82	2000-00	3440.56
57. 359	$\frac{16.15}{1.01}$ Dry					1188.11
58. 360	1.20 Dry					
58. 359	$\frac{16.15}{1.01}$ Dry			867 dt: 17-3-82	3000-00	1188.11
59. 360	$\frac{2.10}{1.20}$ Dry					
59. 359	$\frac{16.15}{6.20}$ Dry			868 dt: 17.3.82	5000-00	2500.00
59. 360	$\frac{2.10}{1.20}$ Dry					
60. 530	$\frac{5.16}{0.19/2}$ "			875 dt: 17.3.82	2000-00	4102.56
61. 234	$\frac{1.34}{0.09/2}$ " Chalita			1402 dt: 30.3.82	3000-00	12631.58
62. 169/LU	$\frac{2.00}{1.00}$ "			1682 dt: 16.4.82	2000-00	2000.00
63. 89/0	$\frac{0.125/4}{0.12/4}$ "			2762 dt: 3-6-82	2500-00	2247.19
63. 89/0u	0.03 DCW					
63. 53/A	0.06 DRY					
63. 53/20	$\frac{0.12/2}{1.04/2}$ DRY					
63. 127/5	1.04/2 DRY					

12/27/5
 1.12/2
 1.04/2 878.
 DRY
 DRY

Item No.	QTY	UNIT PRICE	TOTAL PRICE	DATE	DESCRIPTION	REMARKS
72.	241/BU		509.55	6113	dt: 23.11.82	
73.	359/2		1920.00	6112	dt: 23-11-82	
74.	292		601.50	6020	dt: 4.11.82	
75.	330		478.08	5981	dt: 30.10.82	
76.	342		14000.00	5983	dt: 23.10.82	
77.	342		16000.00	5982	dt: 23-10-82	
78.	342		16000.00	5981	dt: 23.10.81	DRY
79.	342		15000.00	5980	dt: 23.10.82	DRY
80.	342		8000.00	4835	dt: 2.7.82	
81.	342		5000.00	4835	dt: 2.7.82	

27.000.000.000
 27.000.000.000
 27.000.000.000

A W A R D

No. 3197/82

Dated _____

Made by A. Koteswar Rao, Revenue Divisional Officer, Nizamabad.

(Under section II of the Land Acquisition Act of 1894)

Whereas an extent of land measuring acres 30 gts. 37 and situated in the taluk of Nizamabad in the district of Nizamabad and registered in the name of or occupied by the persons specified below, has been declared by Government at page _____ of the Andhra Pradesh Gazette, Part I, No. 416 to be of Need for the acquisition of land by the Food Corporation of India and after full enquiry into the cash and on due consideration of the various instances connected with the acquisition as here before set forth, makes the following award under his hand.

- (i) The true area of the land is Ac. 30-37
- (ii) The compensation allowed for the Ac. 30-37
- (1) The market value of the land subject to full assessment peshkash or ground rent as the case may be, and in the case of house-site held free, its market value as such, exclusive in all cases of trees, buildings and standing crops at Rs. _____ vide Board's standing order No. 90 paragraph 14 (i) (1). Rs. 2,24,970-00
- (2) In the case of inams other than those mentioned in paragraph 14 (ii) of Board's Standing Order No. 90, compensation for loss of privilege calculated at 20 times the assignment of Government revenue to which the inamdar is entitled vide Board's Standing Order No. 90, paragraph 14 (i) (2).
- (3) In the case of inams coming under paragraph 14 (ii) of Board's Standing Order No. 90, the amount of net assessment guaranteed to the inamdar at the time of the inam settlement on the extent acquired, which represents the melvaram interest is Rupees.

The value of the compensation for the kudivaram interest is to be entered against item (ii) (a) (1) above.

Valuation on account of Building, Wells, Crops, Trees, etc.

15 per cent on items (a) (1) and (2) and (b)	Rs. 33,110-00
Other damages, if any (to be specified)	Rs. 16,000-00
Total	Rs. 2,74,080-00

Survey or Peshkash holder.	Extent.	Name of registered holder or occupier.	Breadth of the land N. E. S. W.
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Annexure Enclosed.....

NOTE

- The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the serial properties have been described in registered document in a manner different from the way in which the applicant has described them, registration by such documents will not be included in the certificate.
1. The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the serial properties have been described in registered document in a manner different from the way in which the applicant has described them, registration by such documents will not be included in the certificate.

2. Under Section 57 of the Registration Act and Rule 137 (i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fee.

3. The defects if any in the E.C. brought to the notice of the Department, they will be rectified free of cost after due verification.

PARTY CODE		FLOOR CODE	
01	General	01	First Floor
02	General	02	Second Floor
03	General	03	Third Floor
04	General	04	Fourth Floor
05	General	05	Fifth Floor
06	General	06	Sixth Floor
07	General	07	Seventh Floor
08	General	08	Eighth Floor
09	General	09	Ninth Floor
10	General	10	Tenth Floor
11	General	11	Eleventh Floor
12	General	12	Twelfth Floor
13	General	13	Thirteenth Floor
14	General	14	Fourteenth Floor
15	General	15	Fifteenth Floor
16	General	16	Sixteenth Floor
17	General	17	Seventeenth Floor
18	General	18	Eighteenth Floor
19	General	19	Nineteenth Floor
20	General	20	Twentieth Floor

TRANSACTION CODE	TRANSACTION DESCRIPTION	MAJOR CODE	MAJOR DESCRIPTION
01	Transfer of Property	01	Transfer of Property
02	Transfer of Property	02	Transfer of Property
03	Transfer of Property	03	Transfer of Property
04	Transfer of Property	04	Transfer of Property
05	Transfer of Property	05	Transfer of Property
06	Transfer of Property	06	Transfer of Property
07	Transfer of Property	07	Transfer of Property
08	Transfer of Property	08	Transfer of Property
09	Transfer of Property	09	Transfer of Property
10	Transfer of Property	10	Transfer of Property
11	Transfer of Property	11	Transfer of Property
12	Transfer of Property	12	Transfer of Property
13	Transfer of Property	13	Transfer of Property
14	Transfer of Property	14	Transfer of Property
15	Transfer of Property	15	Transfer of Property
16	Transfer of Property	16	Transfer of Property
17	Transfer of Property	17	Transfer of Property
18	Transfer of Property	18	Transfer of Property
19	Transfer of Property	19	Transfer of Property
20	Transfer of Property	20	Transfer of Property

Proceedings of the Revenue Divisional Office,
Present: Sri K. Murahari.

No. 45/3197/82

Date: 20-10-1984

Sub: Land acquisition - Nzb. tg. - Nadpalli (v)
Acq. of lands for construction of Buffer
storage Godowns by the F.C.I. - Payment of
compensation to the land holders - Award
passed - Orders issued.

- Ref: 1. Dist. Manager, F.C.I. Nzb. Lr. No. 22/CSG/80-81
-Stg. Dated: 14.5.1982.
2. -do- -do- dt: 31-1-1983.
3. Asst. Dir. (S.L.R.), Nzb. Lr. No. D1/672/82
dated: 1.2.1983.
4. Dist. Manager, F.C.I., Nzb. Lr. No. 25/CSG/
80-81-Stg. dt: 26.3.1983.
5. Jt. Collr, Nzb. Proc. No. 91/2067/83 dt: 23.8.83.
6. G.O. Rt. No. 1414 Food & Agril. (CS. III) Dept.
Dated: 29.8.84.

--: 000:--

The District Manager, Food Corporation of India,
Nizamabad vide his Lr. No. 25/CSG/80-81-Stg. dt: 14.5.82
sent requisition for acquisition of the following lands
situated at Nadpalli (v) of Nizamabad tg. for construction
of Buffer Storage Godowns.

Sr. Nos.	Extent
357	1.16
359	14.24
360	0.13
362	0.36
363	8.05
424	4.28
425	1.23
426	2.36
Total:	34.23

Publication of Draft Notification and Draft Declaration

The Draft Notification and Draft Declaration have
been approved by the Government vide G.O. Rt. No. 1768 Food
and Agriculture (CS. III) Department dated: 18.11.1982 and
G.O. Rt. No. 1769 Food & Agril. (CS. III) Dept. dt: 19.11.82
respectively and the same have been published in the A.P.
Gazette Part-I Extraordinary No. 416 Dated: 26.11.1982 at
Page No. 5, 6 & 7.

The Asst. Director (S.L.R.), Nizamabad surveyed and
demarcated the lands coming under acquisition and sent
Division Records vide Lr. No. D1/672/82 dt: 1.2.83.

The areas according to the Sub-Division records
and as per the publication of Notification and Declara-
tion are as follows:-

Contd...2.

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Beer.

The person or persons to whom the compensation is due:

S. No.	Name.	Rs.
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As per Annexure enclosed.

The undersigned certified that:-

- (a) Notice: have been promulgated or served in accordance with section 9 of Land Acquisition Act and that evidence of such promulgation or service is part of the record.
- (b) There is before him a plotted plan of the land or lands to be required.

Sd/-

Land Acquisition Officer and
Revenue Divisional Officer,
Nizamabad.

Handwritten signature

Revenue Divisional Officer
NIZAMABAD

Determination of Market Value:

As per the procedure laid down in Chapter X of the L.A. Manual, the market value has to be determined on the basis of one or more of the following methods.

1. The price paid for the same land or a portion of it in recent years, after making all necessary allowances for lapse of time, advantage of situation, and any other possible differences between the land sold and that to be acquired.
2. The price paid for similar lands in the vicinity in recent years after making all proper allowances for lapse of time, advantage of situation etc.
3. The net annual income from the land which may be capitalised at a certain number of years purchase the number of years depending upon the nature of the property, the state of the money market and other circumstances of the cases. This method is more suited for land with buildings on it, but even in the case of buildings it may not be a fair a fair method as the present rental may be too low or too high. It may be usefully adopted for purpose of comparison with the evidence of sales when both are available, and it may not be resorted to when there is no other evidence available.

Since the third method is capitalisation method and cannot be applied for agricultural lands so the first and second methods are adopted, which are suitable for determining the market value of the lands under acquisition.

To determine the market value of the lands under acquisition the sales statistics for the period of (5) years preceding the date of publication of the Draft Notification have been gathered from the registration department. They are as follows:-

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Sy.No.	Classifi- cation	Areas as per DN & D pub- lished in the State Gazette	Areas as per Sub-Division records.
357/	Dry	1.16	3.32
359	"	14.24	13.10
360	"	0.13	0.10
362	"	0.36	0.38
363	"	8.05	5.30
424/428 Q6"	"	4.35	6.31
425	"	1.25	1.15
426	"	2.38	3.03
361	"	--	0.01
Total:		34.30	35.10

The measure as furnished by the Assistant Director, (S.A.R), is accepted under section (8) of the L.A. Act as true area in this award. The land bearing Sy.No. 361 is also coming under acquisition according to S.D. records but the Sy.No. has not been notified in the State Gazette. Through the areas of ac. 3.32 and ac. 6.31 are coming under acquisition in Sy.No. 357 and 424 respectively as per the S.D. records only an extent of ac. 1.16 and ac. 4.35 have been notified. The District Manager, F.C.I., Nizamabad has sent separate requisition for the differential areas while taking into account of S.D. records for which action is being taken separately. The areas as per S.D. records or a little or more or less are taken as the true areas and adopted to award the land compensation.

Nature of the Land:

The lands under acquisition and also the lands involved in the sales have been inspected by the Tehsildar, Nizamabad. The lands under acquisition are dry lands by classification according to Revenue records. The lands are situated adjacent to Nizamabad-Hyderabad road. The lands under acquisition are partly red chalk and partly black chalka soils. The lands bearing Sy.Nos. 360, 359, 362 and 363 are kept fallow for grazing cattle. But in the lands such as Sy.No. 357, 424, 425 and 426 commercial crops are being raised with the well water. These lands are well developed. Having in view the above facts the lands under acquisition are categorized in two groups as shown below for determining the market value of the lands.

Group-1 In this group Sy.Nos. 360, 359, 362 and 363 which are kept fallow and being used for grazing purpose are included.

Group-2 In this group lands which are fertile and cultivated under well water raising commercial crops are included i.e., Sy.Nos. 357, 424, 425 and 426.

Determination of Market Value of Group 'A' Lands:

The lands involved in the sales at Sl.No.5, 6, 14, 19, 29, 38, 37, 45, 51, 53, 63, 74, 75, 76, and 77 are wet lands whereas the lands under acquisition are dry and bagayath lands. Since the classification is different, the sales are discarded. The sales at Sl.Nos. 3, 15, 30, 44, 49, 50, 55, 64 and 65 are sold in yard basis which are not relevant to fix up the market value for agricultural lands. Hence the sales are discarded. The sales at Sl.No.10 and 30 are for the combined different Sy.Nos. which are not useful to work out the rate per acre. Hence they are discarded.

Of the remaining sales statistics the maximum rate for dry lands in 1979-80 is Rs.1,500/- per acre (Sale transaction No.9). In this year, 1980-81 the maximum rate for dry land is Rs. 5,333.33 per acre (Sale transaction No.28). In this year however for Sl.No.342 the rate offered is Rs. 8,000/- per acre. (Sale transaction Nos. 40, 41 and 42 and 43) and it was Rs. 16,842.00 per acre in respect of Sy.No. 360. In the year 1982-83 the sales statistics indicate a pretty different picture. The maximum rate is Rs. 4,102.56 for sale transaction No.60. In respect of Sy.No. 234 and 342 (Sale transaction Nos. 61, 66, 67, 68 and 69) the rate per acre is ranging from Rs. 12,631.56 to 16,000/-.

In this connection sale transactions at Sl.Nos. 26, 48, 57, 58, 59 are for Sy.Nos. 362, 360 and 359 which are coming under acquisition while on 25.11.1981 (Sale transaction No. 43) Sy.No. 360 was sold for Rs.16,842.00 per acre, the rate offered for the Sy.No. 359 and 360 on 17.3.1982 was only Rs.1,183/- or Rs.2,500/- per acre (Sale transactions 57, 58 and 59).

Thus the sale transaction for dry lands are not exhibiting a true picture about the value of the land in the village. In some cases the valuation is much under valued to save stamp duty and in some cases it is over valued to boost the value for purpose of land acquisition. The dry dialka lands are in general valued not more than Rs. 5,000/- per acre in the surrounding villages, as ascertained from this angle. I consider that sale transactions at Sl.No. 28 (for Sy.No.495) and sale transactions at Sl.No.40, 41, 42 and 43 (for Sy.No. 342) appear to have been registered for true value of these two Sy.Nos. 40 to 43 is located on Hyderabad road while the lands coming under acquisition are also located nearby. I therefore consider the sale for Sy.No. 495 is a representative covered by sale transaction at Sl.No.28. Hence, I finally fix up the market value of dry lands at Rs. 5,400/- per acre.

Determination of Market value of Group 'B' Lands:

There are only two sales transactions available for Bagath lands viz., Sale transaction at Sl.No.1 and 32. Both these sale transactions relate to the same Sy.No.452. While the rate per acre offered on 17.2.1979 (Sale transaction at Sl.No.1) was Rs. 4,210.53, the rate offered on 10.4.1981 was only Rs. 421.05 per acre (Sale transaction at Sl.No.32). Thus true picture of value of Bagath lands could not be ascertained from these two sale transactions. Hence discarded.

Determination of Market Value of Group 'A' lands:

The lands involved in the sales at Sl.No.5, 6, 14, 19, 29, 39, 37, 45, 51, 53, 63, 74, 75, 76, and 77 are wet lands whereas the lands under acquisition are dry and bagavath lands. Since the classification is different, the sales are discarded. The sales at Sl.Nos. 3, 15, 30, 44, 49, 50, 55, 64 and 65 are sold in yard basis which are not relevant to fix up the market value for agricultural lands. Hence the sales are discarded. The sales at Sl.No.10 and 30 are for the combined different Sy.Nos. which are not useful to work out the rate per acre. Hence they are discarded.

Of the remaining sales statistics the maximum rate for dry lands in 1979-80 is Rs.1,500/- per acre (Sale transaction No.9). In the year, 1980-81 the maximum rate for dry land is Rs. 5,333.33 per acre (Sale transaction No.28). In this year however for Sl.No.342 the rate offered is Rs. 8,000/- per acre. (Sale transaction Nos. 40, 41 and 42 and 43) and it was Rs. 16,842.00 per acre in respect of Sy.No.360. In the year 1982-83 the sales statistics indicate a pretty different picture. The maximum rate is Rs. 4,102.56 per acre (Sale transaction No.60. In respect of Sy.No. 234 and 342 (Sale transaction Nos. 61, 66, 67, 68 and 69) the rate per acre is ranging from Rs. 12,631.56 to 16,000/-.

In this connection sale transactions at Sl.Nos. 26, 48, 57, 58, 59 are for Sy.Nos. 362, 360 and 359 which are coming under acquisition while on 25.11.1981 (Sale transaction No. 43) Sy.No.360 was sold for Rs.16,842.00 per acre, the rate offered for the Sy.No. 29 and 360 on 17.3.1982 was only Rs.1,100/- or Rs.2,500/- per acre (Sale transactions 57, 58 and 59).

Thus the sale transaction for dry lands are not exhibiting a true picture about the value of the land in the village. In some cases the valuation is much under valued to save stamp duty and in some cases it is over valued to boost the value for purpose of land acquisition. The dry dalka lands are in general valued not more than Rs. 5,000/- per acre in the surrounding villages, explained from this angle. I consider that sale transactions at Sl.No. 28 (for sy.No.495) and sale transactions at Sl.No.40, 41, 42 and 43 (for Sy.No. 342) appear to have been registered for true value of these two Sy.Nos. as 40 to 43 is located on Hyderabad road while the lands coming under acquisition are also located nearby. I therefore consider the sale for Sy.No. 495 is a representative covered by sale transaction at Sl.No.28. Hence I finally fix up the market value of dry lands at Rs. 5,400/- per acre.

Determination of Market value of Group 'B' lands:

There are only two sales transactions available for bagath lands viz., Sale transaction at Sl.No.1 and 32. Both these sale transactions relate to the same Sy.No.454. While the rate per acre offered on 17.2.1979 (Sale transaction at Sl.No.1) was Rs. 4,210.53, the rate offered on 10.4.1981 was only Rs. 421.05 per acre (Sale transaction at Sl.No.32). Thus true picture of value of Bagath lands could not be ascertained from these two sale transactions. Hence discarded.

1	2	3	4	5	6	7
74.	47	0.24	SCM	6245	dt: 8.12.82	2000-00
75.	165/1	2.00	"	6248	dt: 8.12.82	3333.33
76	196	6.29	"			2500.00
		0.07/4				
77.	512	6.38	Dry	6264	dt: 13.12.82	1000-00
	513	0.19	SCM	6231	dt: 14-12-82	8000-00
	514	1.29	"			5517.24

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As per the cultivation particulars these lands served by big irrigation wells and important wet lands such as paddy raised. These lands are well developed and fertile. Generally these Bagath lands are valued double the value of un-developed dry lands. When the dry lands are valued at Rs. 5,400/- per acre as stated above I fix up the market value of these lands at Rs. 10,800/- per acre.

Structures:

There are two irrigation wells existed in Sy. No. 424. The Dy. Executive Engineer (P.W.D.) has sent estimates for the wells.

The total value of the two wells as per the estimate given by Deputy Executive Engineer is Rs. 48,600/-.

1st well.	Rs. 34,000-00
2nd well	Rs. 14,600-00
	Rs. 48,600-00

But these two wells are not fallen within the area notified in Sy.No. 424. Hence the award for the wells will be passed separately after notification of additional area. There are also certain trees situated in Sy.No. 357 but these trees are not fallen within area notified. Hence the award will be passed separately, after notification of additional area.

Solution:

As it is compulsory acquisition 15% solution land value is allowed U/s 23(2) of the L.A. Act. The total amount under this item works out to Rs. 33,736.50.

Interest:

The lands coming under acquisition were taken in possession on 22.2.83. The amount of interest @ 4% per annum works out on the total compensation is Rs. 16,380.92 for the period from 22.2.1983 to 20.10.83.

Award Enquiry:

Notices U/s 9(1) and 9(3) and 10 of the L.A. Act were issued to all the persons interested on 19.5.1983 fixing the date of enquiry on 10.6.1983 giving clear (15) days' time. The notices U/s 9(3) and (10) were also got served to the persons. Enquiry U/s (11) of the L.A. Act held on 10.6.1983 and 5.10.83 and statement of all the interested persons were recorded as to their claims and apportion of their compensation.

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APPORTIONMENT

Sy.No.	Extent	Classi- fica- tion.	Land value	15% ac- tium.	4% in- forest.	Total
357	1-16	Dry	15,120.00	2,268/-	4,101.24	13,489.24

As per the Revenue Records Smt. Rakya Bho is Pattedar and Sri Rajur Chandra Sekhar is the occupant. He deposed that when his father was alive he purchased this entire extent of land in the year 1963 and the registration of sale deed took place on 6.7.1978. Document No. 2782 of 1968. He also deposed that his father was the registered deed in the name of his elder brother Rajur Gangadhar. He has further deposed that before the death of his father, himself his elder brother and younger brother have partitioned their properties and a deed of dissolution was also drawn on 17.7.78 and in pursuance of this deed the entire extent of Sy.No. 357/ (C) and also Sy.No. 182 agricultural lands has come to his share and thereby he became the absolute owner of Sy.No. 357/ (C). He has also filed a copy of order issued by the Deputy Tahsildar under Record of Rights and deposed to pay the entire land compensation to him.

On 15.10.1984 Sri R. Gangadhar r/o Nandpalli (v) who is the brother of Sri Chandra Sekhar has filed a petition along with a copy of Patta order issued under section 50-B of A.P. (Telangana area) Tenancy and Agricultural Land Act 1950 and stated that he is the pattedar of Sy.No. 357/ extent ac. 11.35 situated at Nandpalli and in occupation of the land and hence the compensation should not be paid to Sri R. Chandra Sekhar. It appears to be some dispute over title of lands under acquisition between R. Chandra Sekhar and R. Gangadhar. Hence the award is passed and payment of compensation is ordered to be referred to the Civil Court to decide the title and also for making payment of land compensation as per law.

II.

S.No.	Extent	Classi- fica- tion	Land value	15% ac- tium.	4% in- forest	Total
359	13-10	Dry	71,550/-	10,732.50	5,211.20	87,493.70

According to Revenue Records the above land stands patta in the name of the following individuals.

1. Gyanoji Narayana
2. Gyanoji Ellanna
3. Gyanoji Narsimha
4. Illstam Rajanna
5. Gyanoji Jampanna.

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